

MEMORANDUM

DATE: July 5, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: Ordinance D2022-13 2nd Reading and Public Hearing - Future Land Use for approximately 208 acres of land south of Lake Mabel Loop Road, east of Scenic Highway North, north of Masterpiece Road, and west of Tower Road PID 272914-000000-000502, 272914-000000-000513, 272914-000000-031030, 272914-000000-031040, 272914-000000-031010, 272914-860590-013300, 272914-860590-013201, 272914-860590-012900, 272914-000000-013030, 272914-000000-013020, 272914-000000-013010, 272914-000000-011000, 272914-860590-008100

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 208 acres of land.*

RECOMMENDATION

Adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on March 22, 2022:

Current Land Use: Polk County A/RR
Proposed Land Use: LDR

The first reading to reassign land use by City Commission was approved at a regular meeting on April 19, 2022. The large-scale land use amendment was submitted to DEO for review and no impertinent comments have been returned on the amendment request.

BACKGROUND

The subject properties are located north of Masterpiece Road, east of North Scenic Highway, and just opposite the Dinner Lake community.

In November of 2021, City Commission approved a Master Annexation Agreement which provides for the eventual annexation of the Gardinier property in its entirety within the next 20 years. The land owner subsequently petitioned to annex the first 208 acres; the annexation ordinance was adopted on March 15, 2022. The Planning Board, at a regular meeting on March 22, 2022, recommended approval to reassign land use and zoning designations for the approximate 208 acres. At a regular meeting on April 19, 2022, City Commission approved the request to reassign land use and zoning.

Furthermore, City Commission approved a Preliminary Subdivision Plat and Special Exception Use Permit for a PDP at a regular meeting on April 19, 2022 as recommended by Planning Board on March 22, 2022. The approval of the PDP is contingent upon the approvals of the land use and zoning amendments.

A Future Land Use Designation of LDR – Low Density Residential is compatible with the surrounding area, as the properties are primarily surrounded by residential development.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-13 with Attachment A

Legal Descriptions – Valencia Hills

Utility Maps – Valencia Hills